

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Phone: (954) 828-5123
Email: timw@cityfort.com

Project Name: Venetian Landing
1025 – 1037 S.E. 2 Court
Site Plan Review

Case #: 121-R-01

Date: November 13, 2001

Comments:

1. The applicant must provide drainage calculations and design which demonstrate compliance with Broward Co. Dept. of Planning and Environmental Protection (DPEP)-Chapter 27 Pollution Control Manual. The site must be designed for the minimum requirements for on site retention and water quality pre-treatment and thus a minimum of 1-inch volume over the entire site or 2.5 inches over the impervious percentage (whichever is greater). The DPEP construction (drainage) license and design calculations must be complete and submitted with the application submittal for the building a permit.
2. The engineer shall prepare a water and sewer design plan indicating existing and proposed mains and services, meters, valves, and appurtenances necessary to serve this site.
3. Please indicate why there is a dashed line extending out from the north property line to the existing sewer manhole in S.E. 10 Terrace?
4. A paving and grading plan prepared by the engineer must indicate existing and proposed elevations, flood routing, and facilities for site storm water management.
5. The engineer's paving and drainage plan shall provide "F-Curb and Gutter" along S.E. 2 Court and 10th Terrace, with standard drop-curb openings for all proposed accesses.
6. The curb, gutter, accesses, and sidewalk shall be reconstructed to the required alignment and elevations per City Engineering Department standards with appropriate restoration, base and sub-grade re-construction as applicable.
7. Existing drainage facilities shall also be removed and replaced as necessary to new conform to changes in alignment of curb with appropriate curb drainage inlets and roadway overlay and/or restoration to required elevations to direct runoff to new gutter and/or inlets, as appropriate.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

8. Provide reference for the Ordinance vacating the 10 ft. alley as indicated on architect's site plan.
9. Please indicate relocation or abandonment plan for well and pump shown in access point from S.E. 10 Terrace. If this system is flush with surface a note to that effect would resolve this issue.
10. A five (5) foot wide sidewalk easement is required along S.E. 2 Court. This easement shall be dedicated by the owner and a new five (5) foot wide and 4-inch thick walkway shall be constructed for the limits of this property. The sidewalk is to be located in the first five (5) feet of the property in an easement where only a forty (40) foot wide right-of-way exists, in accordance with Engineering Dept. Standard Detail P1.1.
11. The sidewalk to be constructed on S.E. 2 Court shall have an appropriate transition to the bridge and at the intersection with S.E. 10 Terrace.
12. The proposed wall and structures along the perimeter of the site shall be set behind this sidewalk with any code required buffer area as necessary.
13. The engineer shall submit a certified surveyor's sketch of description, executed sidewalk easement deed (on the standard City form available from Tim Welch), and provide necessary Opinion of Title and applicable Joinder, Consent, and Release of Mortgagee/Lienholder forms (also City Standard forms) as required to effectively record the easements. The easement documents shall be provided to Tim Welch for initial review prior to final DRC authorization. The easements shall be recorded prior to the release of a building permit.
14. The new sidewalk shall be 6-inches thick in the driveway portions while 4-inches thick in the other (pedestrian portions) areas.
15. The architect and engineering site plans shall indicate appropriate pavement markings (stop bar and sign and exit, and one-way arrows on pavement at both ends of the site) since the access aisle is of insufficient width for two-directional circulation by limits of the City Code.
16. The engineer and architect shall determine whether the designed access points for these units conflict with any power poles or anchors and re-design or provide appropriate coordination for the timely relocation of these facilities as necessary.
17. The applicant shall prepare a preliminary staging and storage plan for review by staff and/or any public boards who will review this project.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

18. De-watering operations for foundation and utility construction in right of ways shall be planned for minimal impact to City rights of way, drainage facilities, and/or surface waters as well as adjacent property. The site Engineer shall prepare a preliminary plan addressing contractor's obligations to reduce turbidity and employ Best Management Practices (BMPs) prior to applying for the foundation or building permit.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Fire

Member: Albert Weber
828-5875

Project Name: Venetian Landing

Case #: 121-R-01

Date: 11-13-01

Comments:

- 1) Fire sprinkler system required at permit phase.
- 2) Flow test required
- 3) Civil plans required showing fire main, hydrants, FDC and DDC.

DRC
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REPORT

Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: C. Craig Edewaard
Venetian Landing

Case #: 121-R-01

Date: November 13, 2001

Comments:

No apparent interference will result from this plan at this time.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: C.Craig Edewaard/Venetian Landing

Case #: 121-R-01

Date: 11/13/01

Comments:

1. Add rain sensor requirement to irrigation note.
2. Make sure there are no violations of the sight triangle ordinance. The Roebellini palms probably need moved out of the 25' sight triangle @ 10th Terrace and 2nd Ct.
3. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan.
4. Add additional planting (such as Coconut Palm clusters) on the canal side for additional waterway buffering.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Planning

Member: Angela Csinsi
828-5984

Project Name: C. Craig Edewaard/Venetian Landing **Case #:** 121-R-01

Date: November 13, 2001

Comments:

Request: Site Plan Level II Review (DRC only) for 7 Townhouses on a waterway.

1. Provide a text narrative that includes, at a minimum, information on: security system, ownership information, lighting, solid waste disposal system, and proposed sea wall.
2. This application is subject to ULDR Sec. 47-23.8, Waterway use. Provide a point-by-point text narrative of how this proposal meets the Neighborhood Compatibility requirements of ULDR Section 47-25.3. A twenty-foot landscaped yard is required adjacent to the bulk-head line (see Sec. 47-23.8.B.1).
3. Provide a letter from or obtain Parking Division's signoff for Final DRC, regarding the disposition of any public parking spaces, metered or unmetered that will be displaced by this proposal.
4. Provide a copy of the most current recorded plat and amendments, for the proposed site.
5. Provide a table indicating the required and all proposed setbacks for the project. This table is to be indicated on the site plan as a part of the site data information area, and any request to modify the setbacks are to be noted on the site plan.
6. On all elevations indicate the various floor heights and show relationship of adjacent streets and the mass outlines of all adjacent structures.
7. Provide color and materials information **or samples** for all exterior surfaces and indicate on all elevations.
8. Provide a more recent (2000 or 2001), legible aerial prior to Final DRC submittal.
9. Provide additional landscaping along the canal in accordance with Neighborhood Compatibility requirements (ULDR Sec. 47-25.3.A.e.i).

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

10. Are any docks proposed along the canal? Show width of the canal on the site plan and engineering plans.
11. A revised survey will be required prior to Final DRC, after construction of the new sea wall is completed.
12. Show location of balconies and their dimensions on the site plan. Balconies cannot extend more than 3 feet into a yard area or one-third the amount of required yard, whichever is less. (See Sec. 47-19.2.B)
13. An easement for sidewalks will be required by Engineering. Revise the site plan and landscape plans to show this shift 5 feet to the north and to the west.
14. Additional Comments may be forthcoming.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Police

Member: Robert Dodder
828-6421 beeper 497-0628

Project Name: Venetian landing

Case #: 121-R-01

Date: 11/13/01

Comments:

No C.P.T.E.D. Conflicts noted on the plans as submitted.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Zoning

Member: Terry Burgess
828-5913

Project Name: C. Craig Edewaard/ Venetian Landing **Case #:** 121-R-01

Date: 11/13/01

Comments:

1. Site plan level II review required for 7 townhomes on the waterway.
2. Provide documentation/ resolution of alley vacation prior to final DRC review.
3. Permit for new seawall and reclaiming of land required prior to final DRC review.
4. Provide setback lines for the principal building and setbacks of all balconies on site plan and elevations. Provide calculations of the linear percentage of the façades that the balconies encroach into the required yards in accordance with section 47-19.2.B.
5. FEMA as indicated on elevation plans is that also grade?
6. Decorative column shall be removed or setback ten (10) feet from the wet face of the seawall or a maximum of thirty (30) inches above grade in accordance with section 47-19.5.
7. Additional comments may be forthcoming at DRC meeting.